

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

February 13<sup>th</sup>, 2020

**I. CALL TO ORDER**

The meeting was called to order at 2:03 pm at Tenderfoot Lodge.

Board members in attendance were:

Eric Geis  
Virginia Johnson (via telephone)  
Stu Moore

A quorum was present.

Representing Summit Resort Group were Katie Kuhn and Kevin Carson.

**II. OWNERS/VENDOR FORUM**

Notice of the meeting was posted on the website. Terry Switzer from 2654 and Rick Limas' son from 2634 were present for a portion of the meeting. There has been a leak from 2654 into 2634, and Terry has coordinated with Rick to make the repair. The Declaration is ambiguous on how to handle unit-to-unit leaks, so Katie will draft a Resolution on how to handle these scenarios going forward.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the November 15th, 2019 Board Meeting were reviewed. A motion was made to approve the meeting minutes as amended. The motion was seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

**Year to Date Financials**

December 31, 2019 close balance sheet reports:

\$66,822 in Operating  
\$259,459 in Reserves

December 31, 2019 P&L vs budget reports \$71,957 of actual expenditures vs. \$81,612 of budgeted expenditures. An underage of \$9,654.

- General Bldg Maint - \$4,197 under
- Plumbing and Heating - \$1,950 under
- Spa Repairs -\$1,382 under
- Unit Refurbishment - \$2,025 under

A/R: Working to collect fireplace and dryer vent cleaning expenses. Two units are delinquent in dues from Dec – Feb. SRG will keep an eye on the A/R.

**MMC Review**

2020 projects

- Sealcoat rear walkways (excluding bike path) - \$796
- Concrete - \$7,153

- Roof replacement - \$182,467
- Deck staining - \$3,331
- Hallway carpeting - \$25,000 (bids range from \$15,500-16,500)
- Replace sand filter - \$2,475
- Replace spa pumps - \$3,197
- Courtyard furniture - \$3,290
- Tenderfoot sign – staining - \$1,642
- Mechanical maintenance - \$10,400

The annual budget work session has been rescheduled and will now take place at 3:00pm on August 10<sup>th</sup> at the SRG office.

## **V. MANAGING AGENT’S REPORT**

Katie reviewed the managing agent’s report as follows:

### **Completed Items**

- Fireplace and dryer vent cleaning
- 2634 deck post repaired
- Garage door repairs
- New sign installed for Great Room exit door
- Internet speeds increased
- Snowmelt system repaired

### **Pending Items**

- Triangle Electric came out to troubleshoot and repair light issues
  - Light over South spa – ballast burned out, getting bid to replace. The Board also asked that SRG gets pricing for replacing the current fixture with the extra metal LED fixture.
  - Lower light near bike path – light burned out, electrician didn’t have tall enough ladder
  - Light near East elevator – fixture needs replaced
- Install conduit along wall for new electrical lighting
- Bike storage plan – summer project
- Covers for exterior smartlocks – still need to install a lock cover for the west pedestrian door.

### **Boilers/mechanicals**

Repairs Pending;

- Backflow preventer leaking – repair scheduled Saturday, may be postponed if water needs to be shut off

Recommended Repairs

- Increase glycol percentage - \$2,720 - Approved
- Replace contactor on power burner - \$675

### **Leaks**

- 2649 pinhole (common leak location – replaced 8ft of piping with pex)
- 2664 roof (common leak location – beneath flat roof on 4<sup>th</sup> floor)

- 2634 leak from 2654 – SRG has put owners in touch with one another, as the leak does not appear to be HOA responsibility. SRG will work on drafting a leak investigation policy to determine the financial responsibilities of the involved parties.

## **VI. OLD BUSINESS**

- Roof replacement – still need to choose a single and drip edge color. North-West will be dropping samples off to SRG.
- Window replacement
  - Owners in 2659 have requested to replace their window. Virginia is continuing to research window options as there are lots of variables to consider. Once the study is complete the HOA will adopt a uniform window replacement policy that will also include sliding glass doors.
  - Replacement requested – 2659, SRG will reach out to the owner to determine urgency of replacement.
  - 2646 completed replacement
- Heating mats for icy areas – The board decided to continue to salt the entryways. Heating mats do not appear necessary at this time.
- Hallway carpet replacement – Virginia has received a few quotes and has samples and will review them with Stu to make a selection. It was noted that extra tiles should be purchased for areas that might need replaced in the future. Some of the carpet tiles also come in looms, so the HOA could purchase matching carpet for the Great Room to have when it needs to be replaced.
- SRG was able to negotiate with Resort Internet to secure an internet speed upgrade at no cost to the HOA. Speeds are now 25/5 per device. Eric commended Katie & SRG for negotiating the free upgrade.
- Oversized Vehicle Parking – Eric provided an updated vehicle policy. There was discussion of redesignating the current ADA parking spaces to allow oversized vehicles to park in front of the lodge. The other Board Members will review after the meeting and let Eric know of any suggested changes.
- Smoke alarm replacement will be added to the MMC going forward, as it should be done every 10 years. SRG will get pricing to replace all the smoke detectors.

## **VII. NEW BUSINESS**

- SRG will draft a letter to owners regarding the new oversized vehicle policy, suggestion for backup key lock boxes, and the window replacement policy.
- Owners are strongly encouraged to install a lockbox with a backup key for unit access if their smartlock has issues. If SRG has to respond to a lock out (even due to lock malfunction), the owner will be billed the service call.
- Jeff noticed that a large number of ceramic sockets in the hallway light fixtures have broken. SRG will look into LED replacement options to present at the next meeting.
- The Board discussed ongoing issues with Remotelock. SRG will inform them that we are currently unhappy with the level of service they are providing and will not recommend them in the future.
- The noise issue in 2619 was discussed. It is very intermittent and difficult to diagnose. SRG will reach out to neighboring units to see if they have heard the noise or possibly know the cause.
- The Board asked why a 5-year fire inspection was recommended since it has never taken place in the past. SRG will reach out to Western States Fire Protection clarify.

- Two smoking violations have been sent to the owners of 2640. Their rentals are managed through Sky Run and they will be contacted about the ongoing issue. There have also been issues with noise.
- The budget work session was re-scheduled to August 10<sup>th</sup> at 3pm at SRG.

**VIII. NEXT MEETING DATE**

The next meeting is May 15<sup>th</sup>, with a walk through before the meeting.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 5:39 pm.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature